

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5 Nowingi Court, Vermont Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,250,000 Property Type House Suburb Vermont

Period - From 01/10/2022 to 30/09/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	53 Vanbrook St FOREST HILL 3131	\$1,200,000	22/07/2023
2	20 Lexington St VERMONT 3133	\$1,155,000	07/10/2023
3			

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

20/10/2023 04:19



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 649 sqm approx

Agent Comments

## Comparable Properties



**53 Vanbrook St FOREST HILL 3131 (REI)**

Agent Comments



**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 22/07/2023

**Property Type:** House

**Land Size:** 630 sqm approx



**20 Lexington St VERMONT 3133 (REI)**

Agent Comments



**Price:** \$1,155,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** House (Res)

**Land Size:** 543 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.